

Wilmington Savings Fund Society, FSB, not in its individual capacity
but solely as trustee for BCAT 2020-3TT

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 20-CV-000476

Linda A. Pufahl and Roy L. Pufahl

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 4, 2021 in the amount of \$199,107.98 the Sheriff will sell the described premises at public auction as follows:

TIME: July 28, 2021 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE IN DODGE COUNTY, STATE OF WISCONSIN: THE NORTH 54 FEET OF LOT ONE (1), BLOCK THIRTEEN (13), WINTERS ADDITION TO THE VILLAGE, NOW CITY OF HORICON, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO 8 FEET OF THE VACATED ALLEY ABUTTING THE SAID DESCRIBED PREMISES ON THE WEST. ALSO A PARCEL OF LAND LOCATED IN LOT TWO (2) AND PART OF LOT THREE (3), INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT TO THE LOTS ON THEIR EAST SIDE, 1/2 OF VACATED JOANNA STREET ADJACENT TO THE NORTH LINE OF LOT TWO (2) AND 1/2 OF VACATED NORTH ELM STREET ADJACENT TO SAID LOTS AT THEIR WEST LINES, THE AREA INCLUDED IN THE PARCEL HAS A NORTH-SOUTH DIMENSION OF 120 FEET AND AN EAST-WEST DIMENSION OF 170 FEET, THENCE ABOVE PARCEL IS LOCATED IN BLOCK THIRTEEN (13) OF WINTERS ADDITION TO HORICON, MORE SPECIFICALLY IT MAY BE DESCRIBED AS BEGINNING AT AN IRON PIPE CORNER FOUND IN PLACE AT THE INTERSECTION OF THE CENTER LINES OF VACATED NORTH ELM ST. AND JOANNE ST., THENCE SOUTH ALONG THE CENTER LINE OF VACATED NORTH ELM STREET A DISTANCE OF 120 FEET TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT THREE (3), A DISTANCE OF 170 FEET TO THE CENTER OF THE VACATED ALLEY ADJACENT TO THE EAST LINES OF LOT TWO (2) AND THREE (3); THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED ALLEY, A DISTANCE OF 120 FEET TO A POINT, THENCE WEST ALONG THE CENTER LINE OF VACATED JOANNA STREET, A DISTANCE OF 170 FEET TO THE PLACE OF BEGINNING. ALSO, COMMENCING AT THE NORTH EAST CORNER OF LOT ONE (1), BLOCK THIRTEEN (13), OF WINTERS ADDITION TO HORICON; THENCE NORTH ALONG THE WEST LINE OF HUBBARD STREET 30 FEET TO A POINT IN THE CENTER OF THE VACATED JOANNA STREET; THENCE WEST ALONG THE CENTER OF SAID VACATED JOANNA STREET AND PARALLEL WITH THE NORTH LINE OF SAID LOT ONE (1), BLOCK THIRTEEN (13) 140 FEET; THENCE SOUTH PARALLEL WITH HUBBARD STREET 56 FEET TO A POINT IN THE CENTER OF A VACATED ALLEY; THENCE EAST PARALLEL WITH THE NORTH OF SAID LOT ONE (1), BLOCK THIRTEEN (13); TO HUBBARD STREET; THENCE NORTH ALONG THE WEST LINE OF HUBBARD STREET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 530 N Hubbard St Horicon, WI 53032-1033

DATED: June 7, 2021

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.



Dale J. Schmidt
Dodge County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.